

Shoreline Element of the Comprehensive Plan

Public Hearing Draft Policies

Shoreline District Overlay – Part 20.25E.LUC

I. AUTHORITY

20.25E.010 General

- A. Authority
- B. Shoreline Master Program Elements
- C. Scope
- D. Environment Designations (Shoreline Use Districts)
- E. Shoreline Environment Designation Map
- F. Shorelines of Statewide Significance

II. USES

20.25E.020 Shoreline Uses

- A. Shoreline Use Preferences
- B. Applicability of the Use Charts
- C. Use Chart Interpretation
- D. Prohibited Uses in Shoreline Jurisdiction

20.25E.030 Shoreline Use Charts

20.25E.040 Nonconforming Shoreline Conditions

- A. Purpose
- B. Types of Nonconforming Shoreline Conditions
- C. Applicability
- D. Documentation
- E. Regulations and Thresholds Applicable to All Existing Conditions
- F. Regulations Applicable to Nonconforming Shoreline Uses
- G. Regulations Applicable to Nonconforming Shoreline Development

III. DEVELOPMENT REGULATIONS

20.25E.050 Dimensional Requirements -

- A. General (includes chart)
- B. Shoreline Setbacks – General
- C. Shoreline Impervious Surfaces
- D. Maximum Building Height in the Shoreline

20.25E.060 General Requirements Applicable to All Shoreline Development and Uses

- A. Applicability
- B. No Net Loss of Ecological Function
- C. Technical Feasibility Analysis
- D. Mitigation Requirements and Sequencing
- E. Requirements Applicable to Development and Uses in the Shoreline Overlay District
- F. Archaeological and Historic Resources
- G. Critical Areas in Shoreline Overlay District
- H. Accessory Parking, Loading Space and Maintenance Access
- I. Public Access
- J. Signage in the Shoreline
- K. Vegetation Conservation
- L. Water Quality, Stormwater, and Nonpoint Pollution

20.25E.065 Residential Shoreline Regulations

- A. Purpose
- B. General Requirements Applicable to all Residential Development
- C. Dimensional Requirements for SR and SRC Environments
- D. Residential Impervious Surfaces
- E. Residential Structure Setback
- F. Vegetation Conservation
- G. Shoreline Stabilization
- H. Residential Moorage
- I. Nonconforming Residential Development

20.25E. 070 Specific Use Regulations

- A. Purpose
- B. Aquaculture
- C. Recreation
- D. Transportation
- E. Utilities

20.25E.080 Shoreline Modifications

- A. Applicability
- B. Breakwaters, Jetties, and Groins
- C. Clearing, Grading and Fill
- D. Dredging and Dredge Material Disposal
- E. Non-Residential Moorage Facilities, Boat Ramps, and Launches
- F. Shoreline Stabilization

IV. PROCEDURES

20.25E.100 Review and Appeal Procedures

- A. Purpose and Scope
- B. Framework for Decisions
- C. General Procedures Applicable to all Shoreline Project Decisions
- D. Notice Procedures Applicable to Shoreline Project Decisions

20.25E.110 Shoreline Process I – Quasi Judicial Decisions

- A. Process Described
- B. Public Meetings
- C. Director's Recommendation on a Process I Application
- D. Notice of Recommendation, SEPA Determination, and Hearing Examiner Hearing
- E. Hearing Examiner Public Hearing
- F. Hearing Examiner Decisions on Process I Applications
- G. Appeal of Hearing Examiner Shoreline Process I Decision to City Council

20.25E.120 Shoreline Process II – Administrative Decisions

- A. Process Described
- B. Public Meetings
- C. Special Timing Requirement for Issuance of Certain SSDPs
- D. Director's Shoreline Process II Decision
- E. Notice of Shoreline Process II Decision
- F. Appeal of Director's Shoreline Process II Decision

20.25E.130 Shoreline Process III – Ministerial Decisions

- A. Process Described
- B. Appeal of Director's Shoreline Process III Decision

20.25E.140 Legislative Non-Project Actions

- A. Process
- B. Appeal of the City Council Decision

V. PERMITS AND DECISIONS

20.25E.150 Shoreline Project Permits

- A. Scope
- B. Applicability
- C. Review Criteria for all Shoreline Applications
- D. Filing Permit with Ecology/Attorney General – Content Required

- E. Revisions to Issued Shoreline Process I and II Permits and Approvals

20.25E.160 Shoreline Substantial Development Permits

- A. Substantial Development Permit Required
- B. Applicability
- C. Purpose
- D. Decision Criteria
- E. Special Shoreline Report
- F. Effective Date
- G. Commencement of Activity

20.25E.170 Exemptions from Shoreline Substantial Development Permits

- A. Purpose
- B. Letter of Exemption Required
- C. Letter of Exemption from the SSDP Requirements – Projects and Activities Described
- D. Application and Interpretation of Exemptions
- E. Effective Date
- F. Commencement of Activity

20.25E.180 Shoreline Conditional Use Permit

- A. Applicability and Scope
- B. Limitation on Filing
- C. Purpose
- D. Decision Criteria
- E. Effective Date
- F. Appeals of Department of Ecology Final Decisions
- G. Commencement of Activity
- H. Revisions to an Approved Shoreline Conditional Use Permit
- I. Merger with Binding Site Plan
- J. Periodic Review
- K. Modification/Revocation

20.25E.190 Shoreline Variance

- A. Applicability and Scope
- B. Limitation on Filing
- C. Purpose
- D. Decision Criteria
- E. Effective Date
- F. Appeals of Department of Ecology Final Decisions
- G. Commencement of Activity

20.25E.200 Amendments to the Text of the Shoreline Master Program

- A. Scope
- B. Applicability
- C. Purpose
- D. Who May Initiate
- E. Applicable Procedure
- F. Decision Criteria
- G. Effective Date

VI. ADMINISTRATION AND ENFORCEMENT

20.25E.250 Administration

- A. Purpose
- B. Applicability
- C. Administrative Provisions Specific to the Shoreline Master Program

20.25E.260 Enforcement

20.25E.270 Interpretation

- A. Rules of Statutory Construction
- B. Requests for Written Interpretation

20.25E.280 Definitions Specific to the Shorelines Overlay